

Nowland Estates Homeowner's Association
PO Box 871764
Canton, Michigan 48187
June 7, 2023

Board Members

Open	President		Theresa Pawczuk	Treasurer	Present
Donald Bauman	Secretary	Present	Rob Garzaniti	Landscaping	Excused
David Pawczuk	Webmaster	Present	Open	Pumps & Ponds	

Call to Order

The Acting President called the meeting to order at 6:35 pm.

Guests

Michael and Elizabeth Verney 43475 Nowland Drive

Agenda

1. Annual Assessment Status
2. 2023 Special Assessment Status
3. Budget Status
4. Pond and Pump Station Status
5. Landscaping and Common Areas Improvement Review
6. Township Notice
7. 2023 Road Project Status
8. Future Maintenance Items List
9. Board of Directors Openings

Treasurer Report

The Board reviewed the current budget for 2023.

There is one homeowner behind in this years' dues.

As of 7 June, 26 homeowners have paid the Special Assessment.

Landscaping

The electrical panel for the Valentine Court pump station has been installed. The pump is not operational. Decal is talking with Kennedy to determine way the pump is not working. If a new pump is required, it is 10-week delivery time. The impellor is free to rotate.

Dave will call the tree service to have several dead trees removed. Estimate was for \$2,000.

Dave will call Edison to have them trim a tree on Palmer where the branches are grown into the powerlines.

Theresa will call Zak landscaping and have grass cutting resumed on a weekly basis. NEHA will not add mulch this year. We will replace missing trees this year. NEHA is requesting a new one-year contract.

Theresa will call several Homeowner Association Attorney for a quote to review The By-laws. One quote is 4 hours @ \$280.00 per hour for update recommendations.

Open Discussion

A sub walk is scheduled for Saturday, June 10 at 3pm. The Board will meet at Don's house.

Elizabeth Varney will transition into the webmaster position.

Michael Varney is considering Working with the pumps and ponds.

Meeting Schedule

Next meeting will be held at the Canton Township Hall, Lower-level meeting room B, September 6, and November 15, 2023, from 6:30 to 8 pm.

Adjournment

Meeting adjourned at 7:45 pm.

Don Bauman
Secretary